

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

March 28, 2017

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley Commissioner Julie Holbrook, Commissioner Brady Quinn, Commissioner John Ellis, City Planner Greg Schindler, Planner Jake Warner, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Absent: Commissioner Sean D. Morrissey

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone and noted that all Commissioners are present except Commissioner Morrissey. He must be running late.

B. Approval of Agenda

City Planner Greg Schindler said Item C.1. was put on the Agenda, as a Public Hearing but it was not noticed as a Public Hearing, so it needs to move to "Other Business."

Commissioner Holbrook motion to approve the March 28, 2017 Planning Commission Agenda with change on Item C.1. moving it from a Public Hearing to Other Business. Commissioner Jolley seconded the motion. Vote was unanimous in favor; Commissioner Morrissey was absent from vote.

C. Approval of the Minutes from the Meeting held on March 14, 2017

Commissioner Quinn motioned to approve the March 14, 2017 Planning Commission Meeting Minutes. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; Commissioner Morrissey was absent from vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Staff Attorney Steven Schaefermeyer said our City Staff Attorney Rachelle Otto is sitting in the audience tonight. She will be attending the next Planning Commission Meeting in my absence, and she will do a great job.

B. Comments from Planning Commission Members

Chairman Woolley said Tuesday April 18, 2017 would be the combined work session with the City Council and the Planning Commission. The work session will start at 5:00 p.m. and will go until 6:45, and the regular City Council Meeting will start at 7:00 p.m.

III. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comment. No speakers. He closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

****Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

A.1 Issue: NORTH DISTRICT SUBDIVISION 2ND AMENDMENT

Address: 3642 West 11400 South

File No: PLPLA201600832

Applicant: Paul Toller

City Planner Greg Schindler reviewed background information on this item from the packet staff report.

Chairman Woolley opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Jolley said I don't see any issues with this; it seems pretty straightforward to me.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Jolley motioned to approve File No. PLPP201600832 for a 3-lot commercial subdivision amendment of real property, located at 3642 West 11400 south as presented to the Planning Commission. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

B.1 Issue: ALPHA WARRANTY REZONE

Address: 11454 South Temple Drive

File No: PLZBA201700157

Applicant: Alan Carlson

City Planner Greg Schindler reviewed background information on this item from the packet staff report.

Commissioner Holbrook said is the Zoning Map that is in our packet the Future Land-Use Map?

City Planner Schindler said the map in your packet is the Zoning Map, the Future Land-Use map was not in your packet. I should tell you that the Future Land Map shows this entire parcel including the school to be Future Commercial.

Commissioner Holbrook said what does the Future Land-Use Map show across Temple Drive?

City Planner Schindler said it shows Future Commercial on the northeast corner as well.

Commissioner Holbrook said on the northwest corner it is now Professional Office, will it stay the same?

City Planner Schindler said the Land Use Map was changed to Office on that northwest corner.

Commissioner Holbrook said what are the buffers for the Community Commercial in the neighborhood to the south?

Chairman Woolley said there will be a concrete masonry fence, landscape, and a parking lot.

Chairman Woolley opened the Public Hearing to comments.

Darrell Neville, South Jordan Utah – said I own Lot 1318, which is the second lot in on that street. I am concerned that when a masonry fence is installed between the future development and my property the fence will only extend along my property about half of the width of my lot, so I would like to propose that they extend the fence along the full width of my property.

Planner Schindler said they don't own the other property so you cannot require them to put in a fence.

Commissioner Jolley said do you have a current fence on that property?

Mr. Neville said yes I have a white wood fence, but I think that the fence should go all the way out to 1300 W. in my opinion. I would like to know what this is going to do to my property values, and I would also like to know if you have looked into any other options for the other piece of property behind me.

Chairman Woolley closed the Public Hearing.

Chairman Woolley said can you refresh my memory, is that little piece of property owned by the County.

Assistant City Engineer said it is my understanding that UDOT owns it.

Chairman Woolley said because the applicant doesn't own that property our ordinance does not require the fence to go beyond the corner point. It is something you can discuss with them as a private citizen, but we cannot mandate anything. Tonight we are not looking at the site plan application and we are looking at the rezone, and so we have to focus on that tonight. In regards to the types of business that can go in on that property, that is also regulated by the type of zoning.

Commissioner Quinn said in regards to the property values of your home, I don't think there is any reason to believe that it would affect your property values one way or the other.

Allen Carlson (applicant) – said we have actually had some preliminary discussions with UDOT about that property and the usage of it. We are not against making some changes to the fencing, but there might be some zone differences so we will have to wait until we have had those conversations with UDOT.

Commissioner Quinn said this is probably the best thing that could happen with this particular property. I had fears of other things going in there, so I think this is great in comparison to what could be going in there. Do you know how many tenants you anticipate being in the building?

Mr. Carlson said I think that the building will be consuming about 60 to 70 percent in the beginning, but eventually it will just be us. We are a Financial Services Company and it is mostly professionals in our type of business.

Commissioner Quinn said do you have an estimate of how many professionals you have in your company.

Mr. Carlson said I would say about 300 professionals, but eventually we are set up for about 350.

Commissioner Quinn said I am assuming that you have communicated with the school regarding the traffic situation. I know that there is quite a bit of traffic in the early afternoon period of school pickup, so I just want to make sure that you are aware of that so you can work with the school to mitigate that situation as much as possible.

Mr. Carlson said we have talked to the director of the school but just briefly, because of the stage we are at this point. We have talked to UDOT about that entrance and what is available, but unfortunately because of the ratio's we don't know what we will be able to do there. We might have to do a shared access and manipulate it a little bit to make it work for both parties, but we are open.

Chairman Woolley said we always anticipated that this would be zoned office, and hoped it would be something like this. I don't know where your office is located now, but it will be nice to have this as your headquarters. I am very happy to see this on this corner.

B.2 Potential Action Item – (See VII.B.1)

Commissioner Quinn motioned that the Planning Commissioner forward a recommendation to the City Council to approve rezoning the subject property from A-5 to C-C. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from vote.

C.1 Issue: SOUTH JORDAN REDWOOD ROAD CORRIDOR PLAN – REVIEW AND DISCUSSION OF THE PROPOSED PLAN

File No: PLLUA201700217

Applicant: City of South Jordan

City Planner Jake Warner reviewed background information on this item from the staff report.

Susie Petheram, (CRSA Consultant) - Presentation South Jordan Redwood Road Corridor Plan (Attachment B.)

Commissioner Holbrook said you referenced the appendices, but we did not receive copies of those, so it would be nice if you could put those out on google docs, or somewhere we could view them, I have some questions that could be answered by viewing those documents.

Planner Jake Warner said we have a lot of the information from the appendices in the plan, but I will see what we can do to get them for you.

Commissioner Holbrook said are any of the surrounding Cities on Redwood Rd getting onboard with this, or is it just us?

Planner Warner said I think there is a sentiment in the City that we want there to be a noticeable difference when you cross the boundary into our City. I do know that UDOT is heading up a larger study that takes up the majority of the corridor from Salt Lake City to Riverton, and there is a lot of attention to the corridor throughout the region.

Commissioner Holbrook said so should this be adopted and moved forward, who will responsible to pay for it?

Planner Warner said I see this as a joint effort. As the development comes in, they are required to develop according to our transportation plan and the zoning that is in place. Our City Manager Whatcott is looking to find some funding sources that we can do some retro fitting, as well as there are some betterments that UDOT is going to want the City to pay for. There are multiple ways to attack it. It would take some involvement on the Cities part to find some resources, but typically, UDOT will meet the minimum requirements and the City will need to come up with the difference.

Commissioner Holbrook said how involved have the property owners been in this project?

Ms. Petheram said we have had a moderate level of interest. The first open house was covered by the media, so we had quite a bit of people show up for that. There have been multiple opportunities to provide input, both in person, and on line. I think people are seeing the vision and they are seeing it as a positive thing.

Commissioner Holbrook said do we know the timeline that has set to get this done.

Planner Warner said we have done some studies that will justify doing the re-stripping of the road. I would assume that it would have been done by now if they weren't still working on this, but I think it is still their intent to go to seven lanes.

Chairman Woolley said do we know what the current right of way width is right now on the cross-section.

Planner Warner said the 88ft. is back to curb, back to curb, that is something we asked (CRSA) to maintain, and the 128ft. shows the 20ft. sidewalk on both sides, as well as the park-strip.

Commissioner Holbrook said one of the things we discussed at the Parks Master Plan was all the connectivity, as well as the bikes and trails. It would be so nice if we could get this in, then you would have a Community that you could bike the entire way around.

Ms. Petheram said I think that was the thought, the Frontrunner Station is 2½ miles away and it probably won't be something that most people would walk to, but it is a short bike ride.

Commissioner Jolley said have you reviewed West Valley City and what UDOT has done between 3500 S and Bangerter Highway? I have drove this several times and it seems very confusing to me, and it doesn't seem like they are utilizing the surface area to move traffic east and west through their City. I do worry about adopting something like this if the other Cities to the north and south (West Jordan, and Riverton) do not adopt something similar to this cross-section. I think it could create a pinch point, traffic congestion, and safety concerns, because we are going from a 7lane highway to a 5lane highway with these BRT's.

Ms. Petheram said I think the benefit on Redwood Rd is that there is a great east, west, connection to I-15, so it is not as if this section will have back-up traffic because they will have other options to go east or west.

Commissioner Ellis said I think the genius thing about this is setting up and using that BRT lane as local access. I don't know if you are familiar with a Michigan left turn, but when you go to cross the street on Woodward Ave you don't turn left, you turn right, and make a U-turn on a less used street, and when you cross Woodward Ave on a signal there is no left lane crossing traffic activity and you can get much more capacity efficiently than you will see on 7lanes on Bangerter Highway.

Planner Warner said there has been some discussion on operational, or hybrid improvements and how it could increase capacity and make the flow more efficient.

Commissioner Ellis said I love this, and I appreciate that we are not devoting space exclusively to just bicycles. I am not a believer that many people who don't wear jerseys and tight pants use bicycles to get places, maybe they would, but I don't see it.

Planner Warner said there are many types of bike users. There are those that are more serious, and then there are the recreational families, so that is why there are sidewalks as well.

Commissioner Ellis said I just really like this set-up, I think it is great.

Commissioner Jolley said I do like that coming into our City it will be distinct, and you will know when you have entered into South Jordan, and when you leave South Jordan. I do think that as long as everything is cohesive, blends, and looks well, it will be good. I would like to see more consistent vegetation and landscape architecture so it is well defined and you know you are in South Jordan City.

Chairman Woolley said the best traffic calming devise you have is having landscaped areas on a road like this; it will definitely slow traffic down. There is one thing I saw in the report that I liked, and that was the concept of having more connectivity shared along these local businesses. There is one major issue that you have along any major road, or corridor, and Redwood Rd. is a great example of this, you just have so many in, and outs, and when you have a road with 7lanes it becomes a traffic hazard, so I like the concept of trying to improve this.

Commissioner Jolley said I think that some of these secondary roads like Beckstead Lane have been very beneficial to Redwood Rd. because it give them an alternate less traveled roadway to access north and south. If we could encourage more of that along the corridor, I think we would be better off.

Commissioner Quinn said the report talks about increasing density, especially in the more commercial areas and with them filling in current parking lots and additional structures such as; office buildings, retail space and etc., where will people park if we are increasing the density.

Ms. Petheram said parking is going to be a challenge and it might be that in the short term they have some service parking, and then the developer will need to go over the long-term plans for their property.

Commissioner Holbrook said I did a little bit of background work on successful TOD's and the ones that are the most successful have easy in, and out parking. I know that a lot of people think that if you eliminate the parking, eliminate cars, and it is all pedestrian friendly, you will be successful, but I need to tell you, people are not giving up their cars. If you are going have businesses, people are going to want to get in, and out quickly, easily, and have a place to park.

Chairman Woolley said do we know when this item is going to the City Council?

Planner Warner said it is not going to City Council until Tuesday May 2, 2017.

Chairman Woolley said we are not making a motion on this item, but the City Council has asked for our comments and feedback. A few of us Commissioners have talked and we would like to have a discussion and give our comments and feedback at our combined City Council and Planning Commission Meeting on Tuesday April 18, 2017. I think this would be a great time for us to discuss this with the Council.

Commissioner Ellis said this is it is not in my backyard, it is in my front yard, it is the center of our town, and I think it is very attractive plan, and I think you have done some great work on it.

Planner Warner said I was going to mention that it would be nearly impossible to have this presentation on the City Council Agenda before April 18. They meet one time before this and that is on Tuesday April 4th. We have had a land use discussion with the Council at a study session last week, but there wasn't any feedback on where they would like to go with density. The staff presented the history of where we have been, and where we are at, which included a 2014 agreement and density would need to go on a major transportation corridor site. Since that time, the Council has repealed almost all of the tools and uses that would allow for density outside of Daybreak, but we did implement the Planned Development Floating Zone, which gives the Council complete legislative control.

Chairman Woolley said I think we will go in the direction that we will talk with CM Whatcott and Mayor Alvord, and see if they are in concurrence. If they are, we will move forward, but if not, our preference is to have a lengthy discussion, and if possible I would like to have the consultant as part of the discussion.

Mr. Schindler would you like to reach out to CM Whatcott and the Mayor tomorrow?

Mr. Schindler said I don't think CM Whatcott is in the office this week.

Chairman Woolley said then I will text him because he is always pretty good to get right back to me. We know that the City Council will make the final decision, but they have asked for our help and input so are willing to offer that. I will reach out to them tomorrow and see where to go from here.

C.2 Potential Action Item – (See VII.C.1)

No Motion Needed.

VIII. OTHER BUSINESS

None

ADJOURNMENT

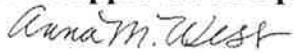
ADJOURNMENT

Commissioner Quinn motioned to adjourn. Commissioner Holbrook seconded the motion. Motion was unanimous; Commissioner Morrissey was absent from vote

The March 28, 2017 Planning Commission meeting adjourned at 8:25 p.m.

Meeting minutes prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the March 28, 2017 Planning Commission minutes, which were approved on April 11, 2017.


South Jordan City Recorder